

**Town of Mansfield  
CONSERVATION COMMISSION  
Meeting of 16 July 2008  
Conference B, Beck Building  
MINUTES**

*Members present:* Quentin Kessel, Scott Lehmann, Frank Trainor. *Members absent:* Robert Dahn, Peter Drzewiecki, John Silander, Joan Stevenson (Alt.). *Others present:* Jean Haskell (Parks Advisory Committee), Grant Meitzler (Mansfield Wetlands Agent).

1. The meeting was **called to order** at 7:36p by Chair Quentin Kessel.
2. The June meeting was cancelled. Consideration of the draft **minutes of the 21 May 08 meeting** was deferred to such time as a quorum is present.
3. Kessel reported that our recommendation that the **Torrey Property** be so named appears to be at odds with a Town policy that properties acquired by the Town not be named for their previous owners; he wondered how we might secure an exception in this case. Ms. Haskell observed that the Town Council is the ultimate authority and suggested that the best time to make a case for a particular name is when a management plan for a property is presented to the Council for approval.

**4. White Oak septic easement.** In January, the CC learned that the Town was considering granting the White Oak Condominium Association an easement in Dunhamtown Forest for a new septic system. The CC objected to this scheme on various grounds in a 1/19/08 statement sent to the Town Planner and Town Manager. Following a presentation on the issue at the February meeting, the CC agreed to hold its fire until Town staff had a proposal for consideration by the PZC and the Council. This has now occurred.

After some discussion, it was agreed that Lehmann would revise our 1/19/08 statement, incorporating the points below, to be e-mailed to CC members for approval before being sent on to the PZC and Council:

- Elaborate on item 1 as suggested by Kessel, noting that the land was purchased with public funds dedicated for open space.
- Observe that the proposed easement allocates public land to private use, not public benefit. A private landowner would certainly insist on compensation for use of his/her land by someone else for a leaching field, and the Town should demand no less. At the least, it should be paid enough to purchase an equal amount of open space elsewhere (perhaps via a lease instead of an easement, with rent going to the Open Space Fund).
- Modify item 3 to indicate that the CC should have been notified of Henry Torcellini's request to dig test holes in the Forest (22 June 04).
- Drop the suggestion of an engineered system on the White Oak property from item 4, since it is apparently not feasible, but ask what alternative sites on private property were considered and why they were rejected. Perhaps

note that Coventry required that sewage be pumped a considerable distance to protect Coventry Lake.

**5. IWA referrals.** Neither Lehmann nor anyone else on the CC was notified of the field trip to these sites, which (according to Meitzler) was conducted this afternoon.

a. **W1407 (Lewis, Warrentville Rd.)** The house proposed for this long, narrow lot is about 55 feet from a pond on a neighbor's property; the septic system is sited between the house and Warrentville Rd., farther from the pond and a brook. The CC suggests (motion: Lehmann, Trainor; passed unanimously) that the applicant consider rotating the house and garage to the extent possible to increase the distance to the pond.

b. **W1409 (Unistar Properties, Browns & Stafford Rds.)** Three houses are proposed for this property. There are 3 wetland areas; driveways for lots 1 and 3 will pass close to them. The CC agreed unanimously to the following motion (Kessel, Trainor): the CC is concerned that much of the proposed work is within the regulated area and that for this reason there may be a significant negative impact on wetlands; the CC would prefer a plan with only one or two homes on the property.

**6. Adjourned at 8:45p.**

Scott Lehmann, Secretary

21 July 08

Approved 20 August 08